

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



INDIANA GOVERNMENT CENTER NORTH
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Ratio Study Narrative 2024

General Information	
County Name	FRANKLIN

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
BRADLEY BERKEMEIER	765-561-3584	Brad@nexustax.com	Nexus Group

Sales Window	1/1/2023	to	12/31/2023
If more than one year of sales were used, was a time adjustment applied? N/A	If no, please explain why not.		
	N/A		
	If yes, please explain the method used to calculate the adjustment.		
	N/A		

Groupings

Please provide a list of townships and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market.

****Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department****

Brookville Township and Ray Township were each grouped separately. Both are the most urban townships in Franklin County. Brookville Township includes the county seat (Brookville), while Ray Township includes the incorporated towns of Batesville and Oldenburg and enjoys particular proximity to Interstate 74 that makes it unique in market from other Franklin County townships. The remaining rural townships were grouped together, resulting in an East and a West grouping. The East grouping includes Fairfield, Bath, Springfield, Highland, and Whitewater Townships, while the West grouping is comprised of Posey, Laurel, Blooming Grove, Salt Creek, Metamora, and Butler Townships. The East grouping was based upon proximity to more populated areas just across the state line, such as Cincinnati and Hamilton, Ohio. The West grouping was based on the rural nature of these townships and improvement similarities in the area.

Cyclical Reassessment

Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.

BATH TWP

BLOOMING GROVE TWP

RAY TWP (including BATESVILLE CORP & OLDENBURG CORP)

Land Order

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

YES.

Comments

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.

Franklin County implemented the updated location cost multiplier provided by the DLGF. Franklin County also updated depreciation to base year 2024. Further, a preliminary ratio study was then conducted for improved residential properties at the township level. This study dictated which property classes required further analysis, stratification, reassessment, or calculation of a new neighborhood factor.